

Legal Notices

Legal Notices

VIRGINIA: IN THE CIRCUIT COURT OF FAIRFAX COUNTY

U.S. Bank National Association, Et al.
Plaintiffs
v.
INOCENTE I. GIRON, et al.
Defendants
No. CL2015-14010

ORDER OF PUBLICATION

To: ALL UNKNOWN HEIRS OR ASSIGNS OF DOROTHY M. MCALLEY, AKA DOROTHY MAE MCALLEY, DECEASED ON MAY 26, 2006; AND ALL PERSONS CLAIMING AN OWNERSHIP INTEREST IN OR LEIN UPON THAT CERTAIN PIECE OF REAL PROPERTY KNOWN AS 8475 MOUNT VERNON HIGHWAY, ALEXANDRIA, VIRGINIA 22309, FAIRFAX COUNTY TAX MAP NO. 101-4-01-0036;

DEFENDANTS who cannot be found after diligence has been used without effect to ascertain their location and last known mailing address;

TAKE NOTICE That Plaintiff's Complaint is now pending in the above styled matter in the court indicated in the above, to, inter alia, quiet title to the Property and to obtain an order of reformation and priority for a deed of trust on the Property; and

UPON CONSIDERATION, this Order of Publication is granted, and it is ORDERED that the above named Defendants shall appear here on, or before the **17th day of March, 2016**, after proper publication of this Order, to protect their interests in this cause

Entered: January 27, 2016

TESTE: John T. Frey, Clerk

By Tara M. Basile
Deputy Clerk

I ASK FOR THIS:
James Harnden Davidson,
VSN# 23219
5317-A Lee Highway
Arlington, VA 22207
703-538-1520
Counsel for Plaintiff

Publish in **The Washington Times** pursuant to Sections 8.01-316 1.b. and 8.01-317 of the Virginia Code once a week for four successive weeks on Thursday, February 4, 11, 18, 25, 2016

February 4, 11, 18, 25, 2016 AD#1486873

NOTICE OF DISCOUNT SALE OF TAX DELINQUENT REAL PROPERTIES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE

Notice is hereby given that all real properties, which were bid back to the District of Columbia during the July 2015 Real Property Tax Sale and were not sold at the subsequent special deed sale and have not been redeemed, will be offered for sale by the Office of Tax and Revenue ("OTR") to the highest bidder at public auction ("Discount Sale"). The Discount Sale will be conducted pursuant to DC Official Code § 47-1353(b), which permits OTR to sell a real property for less than the total amount of delinquent taxes.

The Discount Sale will begin on March 14, 2016, from 8:30 AM until 12:00 PM and from 1:00 PM until 4:30 PM, and will continue every day thereafter (legal holidays excepted) at the stated times until all real properties are sold. The sale will occur at 1101 4th Street, SW, Suite W250, Washington, DC. A list of all real properties arranged in ascending square, suffix, and lot, and parcel and lot, number orders may be found on OTR's Web site www.taxpayerservicecenter.com by clicking on "Real Property" and then "Real Property Tax Sale." The name of the owner of record of each real property is stated. The specific amount of delinquent real property tax is indicated for each specified period (delinquent special assessments may be viewed in the real property assessment database search page of this Web site). Certain real properties on this list do not have street addresses; therefore, none can be provided. A real property without a street address is generally stated on this list as having a "0" as a street address number. The best description of a real property typically is its square, suffix and lot, or parcel and lot, numbers, viewed on a property map (e.g. DC Atlas Plus, found at <http://atlasplus.dcgis.dc.gov>). Real properties may be removed from this list at the discretion of OTR.

At the Discount Sale, the opening bid for each real property will be \$300, regardless of the amount of delinquent taxes owing by the real property. Each real property will be sold to the highest bidder. After successfully foreclosing the right of redemption in the Superior Court, and after having paid all taxes and liabilities becoming liens after March 11, 2016, the successful purchaser will be awarded a tax deed to the respective real property. The real property will be free and clear of all prior taxes owing by the real property to a District taxing agency. A purchaser at the Discount Sale acts at his or her own risk, and must exercise due diligence in selecting real properties upon which to bid.

After the Discount Sale, a listing of successful purchasers, the corresponding real property descriptions, the total amounts of taxes owing for which the real properties were sold, and the purchase amounts shall be published on OTR's Web site www.taxpayerservicecenter.com. The purchaser shall monitor tax payment schedules provided by OTR on its Web site, and shall surrender the certificate of sale to receive a refund if the real property taxes, vault rents, BID taxes, liens certified pursuant to D.C. Code § 47-1340, and fees and charges payable to OTR on account of the real property are paid.

Registration for the Discount Sale, which is mandatory, begins on March 7, 2016, and continues until all the real properties are sold. The registration form must be completed and filed with OTR. To register, visit OTR's Customer Service Administration - Walk-In Center at: 1101 4th Street, SW, 2nd Floor, Washington, DC. Prior to bidding on a real property at the Discount Sale, a purchaser must have made a deposit with the Cashier's Office of the D.C. Treasurer of at least 20% of the real property's purchase price. Purchasers are also required to complete Form FR-500, Combined Business Tax Registration Application, prior to registering. The form can be found on OTR's Web site www.taxpayerservicecenter.com under "Tax Forms/Publications." A purchaser who registered for the cancelled January 25, 2016 Discount Sale and who has not requested a refund of the deposit is considered registered for this Discount Sale.

PAYMENT OF THE ENTIRE BID AMOUNT IS DUE BY MARCH 21, 2016 (DATE OF CONCLUSION OF THE SALE). IF FINAL PAYMENT IS NOT TIMELY RECEIVED, THE SALE OF THE REAL PROPERTY IS VOIDED. ALL PAYMENTS MUST BE MADE TO THE D.C. TREASURER BY CASH, CERTIFIED CHECK, CASHIER'S CHECK, OR POSTAL MONEY ORDER. (PERSONAL AND BUSINESS CHECKS WILL NOT BE ACCEPTED). The Cashier's Office of the D.C. Treasurer is located at: 1101 4th Street, SW, 1st Floor, Washington, DC 20024. The Cashier's Office is open Monday through Friday, 8:15 AM to 4:30 PM.

The tax sale procedures are explained in OTR's brochure, District of Columbia 2016 Discount Tax Sale. Frequently Asked Questions. This brochure may be found on OTR's Web site www.taxpayerservicecenter.com under "Real Property" and by clicking on "Real Property Tax Sale."

A person with a communication impairment requiring an interpreter for the Discount Sale shall notify OTR of the need for an interpreter no later than March 7, 2016. Please contact OTR at (202) 277-4748 (K829) via email at taxsale@dc.gov or visit our Customer Service Center at 1101 4th St., SW, 2nd Floor, Washington, DC.

February 11, 2016 AD 14870093

Legal Notices

DC & Maryland Virginia
202-636-4953 703-425-0903

The Washington Times

Bids & Proposals

Bids & Proposals

Ingenuity Prep Public Charter School solicits proposals for a strategic planning consultant.

Please go to <http://www.ingenuityprep.org/bids> to view a full RFP offering, with more detail on scope of work and bidder requirements.

Proposals shall be received no later than 5:00 P.M., Friday, February 26, 2016. Please email bids@ingenuityprep.org if you have any questions.

Advised: February 11, 2016 AD#14870534

Trustee Sales Fairfax Co

Trustee Sales Fairfax Co

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
600 BALTIMORE AVENUE, SUITE 208
TOWSON, MARYLAND 21204

COURT APPOINTED TRUSTEE FORECLOSURE SALE OF IMPROVED REAL PROPERTY

1726 SWANN STREET NW WASHINGTON, DC 20009

In execution of the Superior Court for District of Columbia's ("Court") Decree in Case 2015 CA 003694 (R/RP), Capital One, N.A., successor by merger to JNC Bank, F.S.B., v. Michael E. Higgins, the undersigned Trustees will sell at public auction at the auctioneer's gallery of Tidewater Auctions, LLC, Chevy Chase Pavilion, 5335 Wisconsin Avenue NW, Suite 440, Washington, DC 20015, on

February 19, 2016 AT 11:00 AM

THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS THEREON situated in Washington, DC and more fully described in a Deed of Trust from Michael E. Higgins, dated July 18, 2007 recorded in the Office of the Recorder of Deeds for the District of Columbia at Instrument Number 2007114800 on September 4, 2007, with an original principal balance of \$693,750.00, and an original interest rate of 2%, default having occurred under the terms thereof.

The property will be sold by Trustee's Deed "as is" without any covenant, expressed or implied, in fee simple subject to conditions, restrictions, easements, and all other recorded instruments superior to the Deed of Trust referenced above, and subject to ratification by the Court.

TERMS OF SALE: A deposit of the lesser of Sixty-Nine Thousand, and 00/100 (\$69,000.00) or ten percent (10%) of the winning bid amount will be required at time of sale, in cash, certified check, or other form as Trustees may determine. The deposit required to bid at the auction is waived for the bidder and any of its successors or assigns. The Note holder may bid up to the amount owed on the Note plus all costs and expenses of sale on credit and may submit a written bid to the Trustee which shall be announced at sale. The balance of the purchase price to be paid in cash within 30 days of final ratification of the sale by the Court. At the Trustee's discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of the entity. TIME IS OF THE ESSENCE of the purchase. In the event that the settlement is delayed for ANY REASON WHATSOEVER, there shall be no abatement of interest. Taxes, water rent, condominium fees, or homeowners' association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the time of sale forward. The sale is subject to post sale audit by the Mortgage holder to determine whether the borrower filed bankruptcy, and, if so, to any repurchase or other remedy. The sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the Purchaser's deposit without interest. Additional terms to be announced at the sale. **For more information contact: Abby McNeil, member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.**

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolis, Substituted Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

The Washington Times 1/28, 2/4, 2/11, 2/18
CGD File #: 446141

Trustee Sales DC

Trustee Sales DC

TRUSTEE'S SALE OF 10184 TURNBERRY PLACE, OAKTON, VIRGINIA 22124 COUNTY OF FAIRFAX

In execution of a certain deed of trust dated 12/16/04, in the original principal amount of \$420,000.00 recorded in the County of Fairfax, Virginia, as in Deed Book 16846, Page 0079 in Instrument No. 2004051344.019, as amended by an instrument appointing the undersigned as Substitute Trustee, default having occurred in the payment of the Note thereby secured and at the request of the holder, the undersigned Substitute Trustee will offer for sale at public auction in the front of the building housing the Circuit Court of the COUNTY OF FAIRFAX, VA located at 4110 Chain Bridge Road, Fairfax, Virginia, 22030 on **March 3, 2016, at 11:00 am**, the property described in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: LOT 21, SECTION 3, OAKTON VILLAGE, FILED IN PLAT BOOK 1101, IN THE FAIRFAX COUNTY. **TERMS OF SALE:** Neither the Substitute Trustee nor the holder of the note secured by the deed of trust will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs, including, without limitation, state and local recording fees, title insurance or research, and any other costs of purchaser's acquisition. Trustee shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the Purchaser's deposit without interest. Additional terms to be announced at the sale. **For more information contact: Jonathan Stapor, member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.**

February 4 and 11, 2016 AD#14869488

The Washington Times 1/28, 2/4, 2/11, 2/18
CGD File #: 446141

Trustee Sales Fairfax Co

Trustee Sales Fairfax Co

TRUSTEE'S SALE OF 10184 TURNBERRY PLACE, OAKTON, VIRGINIA 22124 COUNTY OF FAIRFAX

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February 4 and 11, 2016 AD#14869488

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default having been made in the payment of the debts and obligations secured to be paid by that certain Deed of Trust executed on 06/26/06 by Richard Meier, married Lynn O'Connell, married to Samuel I. White, P.C., Trustee, as same appears of record in the Circuit Court of the County of FAIRFAX, Virginia, in Book 18613 Page 0597, and last modified in Book 21642, Page 1875 in the land records of Fairfax, VA ("Deed of Trust"); and **WHEREAS,** said Deed of Trust was last sold, assigned and transferred to Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2006-BC5, U.S. Bank National Association, as Trustee, the current holder of the Note (Note Holder); and **WHEREAS,** the Note Holder appointed the undersigned, Priority Trustee Services of VA, LLC, as Substitute Trustee recorded at Book 24430 Page 1618, and **NOW THEREFORE,** notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Noteholder, and that the undersigned, Priority Trustee Services of VA, LLC, Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on March 3, 2016, commencing at 2:00 PM at the front steps of the Courthouse for the Circuit Court of Fairfax County, 4110 Chainbridge Rd., Courthouse, located at FAIRFAX, Virginia, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in County of FAIRFAX, Virginia, to wit: The land referred to in this Commitment is described as follows: *Lot 9, Mission Heights, as the same appears duly dedicated, platted and recorded in Deed Book 6755 at page 1894, among the land records of Fairfax County, Virginia.* Tax Map Parcel No.: 092-1-15-0009 **PROPERTY ADDRESS:** 4301 MISSION CT, ALEXANDRIA, VA 22310 **CURRENT OWNER:** Richard Meier, married Lynn O'Connell, married **TERMS:** Cash. A bidder's deposit of up to ten percent (10%) of the bid amount may be required in cash or certified funds at the time of the sale. Additional terms and conditions may be announced at the sale. Deed, without interest, is applied to the purchase price at settlement. The balance of the purchase price will be due and payable within fifteen (15) days of the date of the sale. Upon purchaser's default, the deposit shall be forfeited and the property shall be resold at the risk and costs of the defaulting purchaser. In the event the Substitute Trustee cannot convey to the purchaser marketable title in the Substitute Trustee's sole discretion, the sale may be rescinded and the purchaser's sole remedy shall be the refund of the deposit. The property will be sold "AS IS" and will be conveyed, subject to all liens, objections, rights, reservations, leases, covenants, conditions, easements, and restrictions superior to the lien of the deed of trust as they may lawfully affect the property. Neither the Substitute Trustee nor the Note Holder will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs including but not limited to the preparation of the deed and the grantor's tax. Real estate ad valorem taxes will be prorated as of the date of closing. For information contact, Priority Trustee Services of VA, LLC, with a mailing address of 2970 Clairmont Road NE, Suite 780, Atlanta, GA 30329. (770)234-9181. The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose. Priority Trustee Services of VA, LLC 2970 Clairmont Road NE, Suite 780 Atlanta, Georgia 30329 Phone: 770-234-9181 Fax: 770-234-9192 File No.: 7835.20830

TS#: 7835.20830 FEI # 2013.03951

02/11/2016, 02/18/2016 AD#14870080

Trustee Sale

Trustee Sale

TRUSTEE SALE
5672 Tower Hill Circle, Alexandria, VA 22315
Fairfax County

In execution of a Deed of Trust in the original principal amount of \$915,000.00, dated September 25, 2006 recorded in the Clerk's Office of the Circuit Court of the Fairfax County, in Document No. 2006030507.001, in Book No. 18798, at Page 0023, default having occurred in the payment of the Note thereby secured and at the request of the holder of said Note, the undersigned Substitute Trustee will offer for sale at public auction at the entrance to the Fairfax County Judicial Center, Fairfax, on **February 22, 2016 at 1:00 PM** the property described in said deed, located at the above address and briefly described as:

Lot Thirteen (13), Section 42, Kingstowne, with improvements thereon.

Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: CASH: A deposit of \$20,000.00 or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than \$10,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Sale is subject to post sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

SAMUEL I. WHITE, P.C., Substitute Trustee

This is a communication from a debt collector.

FOR INFORMATION CONTACT: SAMUEL I. WHITE, P.C. (36835)
5040 Corporate Woods Drive, Suite 120
Virginia Beach, Virginia 23462
757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at www.sivnp.net

February 4, and 11, 2016 AD#14869459

Trustee Sale

Trustee Sale

TRUSTEE SALE
5672 Tower Hill Circle, Alexandria, VA 22315
Fairfax County

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757-457-1460 - Call Between 9:00 a.m. and 5:00 p.m. or visit our website at www.sivnp.net

February 4, and 11, 2016 AD#14869459

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TRUSTEE'S SALE OF 9112 AYDEN LANE, LORTON, VIRGINIA 22079 COUNTY OF FAIRFAX

In execution of a certain deed of trust dated 06/15/05, in the original principal amount of \$32,000.00 recorded in the County of Fairfax, Virginia, in Deed Book 17401, Page 1558 as Instrument No. 2005023758.019, and re-recorded on 01/23/2009 in Deed Book 20248, Page 1436 as Instrument No. 2009001758.002, as amended by an instrument appointing the undersigned as Substitute Trustee, default having occurred in the payment of the Note thereby secured and at the request of the holder, the undersigned Substitute Trustee will offer for sale at public auction in the front of the building housing the Circuit Court of the COUNTY OF FAIRFAX, VA located at 4110 Chain Bridge Road, Fairfax, Virginia, 22030 on **March 3, 2016, at 11:00AM**, the property described in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: LOT 69, RECORDED IN DEED BOOK 12207, PAGE 1394, IN FAIRFAX COUNTY. **TERMS OF SALE:** Neither the Substitute Trustee nor the holder of the note secured by the deed of trust will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs. Real estate taxes, water/sewer fees and other public charges will be prorated as of the date of sale. The risk of loss or damage to the property passes to the purchaser immediately upon the conclusion of the Substitute Trustee's sale. Terms: A bidder's deposit of ten percent (10%) of the sale price or ten percent price (10%) of the original principal balance of the subject deed of trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of sale. The balance of the purchase price will be due within 20 days at the office of the Substitute Trustee. Time is of the essence as to the closing date and the payment of the purchase price. If payment of the balance does not occur within fifteen days of the sale date, the deposit will be forfeited. Seller shall not be responsible for any costs incurred by the purchaser in connection with their purchase or settlement, including, without limitation, state and local recording fees, title insurance or research, or any other costs of purchaser's acquisition. Trustee shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the Purchaser's deposit without interest. Additional terms to be announced at the sale. **For more information contact: Abby McNeil, member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.**

February 4 and 11, 2016 AD#14869481

Trustee's Sale of

Trustee's Sale of

TRUSTEE'S SALE OF 8891 Crosspointe Glen Way Lorton, VA 22079

In execution of a Deed of Trust in the original principal amount of \$583,500.00, dated November 4, 2004, recorded among the land records of the Circuit Court for Fairfax County on November 9, 2004, as Instrument Number 2004044701.001, in Deed Book 16690, at Page 1212, the undersigned appointed Substitute Trustee will offer for sale at public auction, at the **main entrance of the courthouse for the Circuit Court of Fairfax County, 4110 Chain Bridge Rd, Fairfax, VA on March 4, 2016 at 1:00 PM**, the property described in said deed of trust, located at the above address and briefly described as: LOT 12, CROSSPOINTE GLEN, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 11172 AT PAGE 745, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

Loan Type: Conv/Conv (Trustee # 568150)

Substitute Trustee: ALG Trustee, LLC, C/O Atlantic Law Group, LLC PO Box 2548, Leesburg, VA 20177, (703) 777-7101, website: <http://www.atlanticalawgrp.com>

FEI# 1074.03753

February 4, 2016
February 11, 2016 AD#14869081

Trustee's Sale of

Trustee's Sale of

TRUSTEE'S SALE OF 5501 SEQUOIA FARMS DRIVE, CENTREVILLE, VIRGINIA 20120 COUNTY OF FAIRFAX

In execution of a certain deed of trust dated 03/24/06, in the original principal amount of \$444,000.00 recorded in the County of Fairfax, Virginia, as in Deed Book 18331, Page 0054 as Instrument No. 2006010426.019, as amended by an instrument appointing the undersigned as Substitute Trustee, default having occurred in the payment of the Note thereby secured and at the request of the holder, the undersigned Substitute Trustee will offer for sale at public auction in the front of the building housing the Circuit Court of the COUNTY OF FAIRFAX, VA located at 4110 Chain Bridge Road, Fairfax, Virginia, 22030 on **March 3, 2016, at 11:00 am**, the property described in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: LOT 29, SECTION 4, SEQUOIA FARMS, PLATTED AND RECORDED IN DEED BOOK 6259 AT PAGE 331 IN FAIRFAX COUNTY. **TERMS OF SALE:** Neither the Substitute Trustee nor the holder of the note secured by the deed of trust will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs. Real estate taxes, water/sewer fees and other public charges will be prorated as of the date of sale. The risk of loss or damage to the property passes to the purchaser immediately upon the conclusion of the Substitute Trustee's sale. Terms: A bidder's deposit of ten percent (10%) of the sale price or ten percent price (10%) of the original principal balance of the subject deed of trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of sale. The balance of the purchase price will be due within 20 days at the office of the Substitute Trustee. Time is of the essence as to the closing date and the payment of the purchase price. If payment of the balance does not occur within fifteen days of the sale date, the deposit will be forfeited. Seller shall not be responsible for any costs incurred by the purchaser in connection with their purchase or settlement, including, without limitation, state and local recording fees, title insurance or research, or any other costs of purchaser's acquisition. Trustee shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the Purchaser's deposit without interest. Additional terms to be announced at the sale. **For more information contact: Jonathan Stapor, member of Surety Trustees, at 301-490-3361 or www.mwc-law.com.**

February 4 and 11, 2016 AD#14869491

Trustee's Sale of

Trustee's Sale of

TRUSTEE'S SALE OF 5501 SEQUOIA FARMS DRIVE, CENTREVILLE, VIRGINIA 20120 COUNTY OF FAIRFAX

In execution of a certain deed of trust dated 03/24/06, in the original principal amount of \$444,000.00 recorded in the County of Fairfax, Virginia, as in Deed Book 18331, Page 0054 as Instrument No. 2006010426.019, as amended by an instrument appointing the undersigned as Substitute Trustee, default having occurred in the payment of the Note thereby secured and at the request of the holder, the undersigned Substitute Trustee will offer for sale at public auction in the front of the building housing the Circuit Court of the COUNTY OF FAIRFAX, VA located at 4110 Chain Bridge Road, Fairfax, Virginia, 22030 on **March 3, 2016, at 11:00 am**, the property described in said deed of trust, located at the above address, with improvements thereon and more particularly described as follows: LOT 29, SECTION 4, SEQUOIA FARMS, PLATTED AND RECORDED IN DEED BOOK 6259 AT PAGE 331 IN FAIRFAX COUNTY. **TERMS OF SALE:** Neither the Substitute Trustee nor the holder of the note secured by the deed of trust will deliver possession of the property to the successful bidder. The purchaser at the sale will be required to pay all closing costs. Real estate taxes, water/sewer fees and other public charges will be prorated as of the date of sale. The risk of loss or damage to the property passes to the purchaser immediately upon the conclusion of the Substitute Trustee's sale. Terms: A bidder's deposit of ten percent (10%) of the sale price or ten percent price (10%) of the original principal balance of the subject deed of trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of sale. The balance of the purchase price will be due within 20 days at the office of the Substitute Trustee. Time is of the essence as to the closing date and the payment of the purchase price. If payment of the balance does not occur within fifteen days of the sale date, the deposit will be forfeited. Seller shall not be responsible for any costs incurred by the purchaser in connection with their purchase or settlement, including, without limitation, state and local recording fees, title insurance or research, or any other costs of purchaser's acquisition. Trustee shall have no duty to obtain possession for purchaser. All risks of casualty pass to successful bidder at conclusion of bidding. The property and the improvements thereon will be sold "AS IS" and without representation or warranties of any kind. The sale is subject to all liens, encumbrances, conditions, easements and restrictions, if any, superior to the mentioned deed of trust and lawfully affecting the property. Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower(s) entered into any repayment agreement